

COMMUNITY MEETING REPORT
Petitioner: MPV Properties, LLC
Rezoning Petition No. 2016-100

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on May 26, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, June 15, 2016 at 6:30 p.m. at the Charlotte-Mecklenburg Library, Steele Creek Division, 13620 Steele Creek Road, Charlotte, North Carolina 28273.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bailey Patrick, Jr., as well as by Petitioner's agents, Jamie McLawhorn with Marsh Properties, Allison Merriman with LandDesign, Randy Goddard with DRG and Collin Brown and Brittany Lins with K&L Gates.

SUMMARY:

The Petitioner's agent, Collin Brown, set up the PowerPoint presentation attached as Exhibit D. No one from the public attended the meeting.

The Petitioner's team departed at 7:00 p.m.

Although no one attended this Official Community Meeting, the Petitioner's team previously attended the Steele Creek Residents Association's Land Use Committee Meeting to discuss this rezoning petition. Approximately 8 members of the community attended that meeting at the Winget Studio on June 9, 2016 at 7:00 p.m. The Petitioner's agents discussed the petition's consistency with adopted land use plans, general site design, and significant benefits that would result from the new street connections being proposed.

Respectfully submitted, this 20th day of May, 2016.

cc: The Honorable LaWana Mayfield
Clerk to the Charlotte City Council
Ms. Claire Lyte-Graham
Ms. Tammie Keplinger

EXHIBIT A

2830435.00065
2016-100

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-100	James	Eskew	Yorkshire HOA	11907 Tanton Lane	Charlotte	NC 28203
2016-100	Paula	Yorick	Steele Croft Place HOA	14329 Arlandes Drive	Charlotte	NC 28278
2016-100	Dennis	Ryan	Wiltshire Manor HOA	13621 Kensal Green Drive	Charlotte	NC 28278
2016-100	D	Flynt	Bennington Place	Post Office Box 427029	Charlotte	NC 28247
2016-100	Management		Huntington Forest HOA	Post Office Box 26844	Charlotte	NC 28221
2016-100	David	Bloom	Steele Creek HOA	13218 Mallard Landing Road	Charlotte	NC 28273
2016-100	Curtisia	Jarrett	Steele Creek	12962 Sickles Drive	Charlotte	NC 28273
2016-100	Ted	Flor	Hamilton Lakes HOA	12628 Cumberland Cove Drive	Charlotte	NC 28273
2016-100	Virginia	Keogh	South West Area Neighborhood Coalition	12301 Portrush Lane	Charlotte	NC 28273

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-100	21907321	2015B PROPERTY OWNER LLC				3300 FERNBROOK LN N STE 210		PLYMOUTH	MN	55447
2016-100	21906110	ARC RGCHRNC001 LLC				C/O AMERICAN REALTY CAPITAL IV LLC		NEW YORK	NY	10022
2016-100	21907322	BAKER	CHARLES M			12804 LISMORE CASTLE CT		CHARLOTTE	NC	28273
2016-100	21907341	BARNEY	BRIANNA L			12806 SLADE CASTLE CT		CHARLOTTE	NC	28273
2016-100	21907398	COVENTRY HOMEOWNERS ASSOC	OF CHARLOTTE INC			PO BOX 37109		CHARLOTTE	NC	28237
2016-100	21915172	FARLEY	FLOYD FRANK			13401 WALKERS CREEK DR		CHARLOTTE	NC	28273
2016-100	21907323	FISHER	EARLEN D	TAMMY D	FISHER	12805 LISMORE CASTEL CT		CHARLOTTE	NC	28273
2016-100	21907320	FRIECE	NED M	ELAINE H	FRIECE	5929 SALTAIRE VILLAGE CT		WILMINGTON	NC	28412
2016-100	21932154	HAMILTON LAKES HOMEOWNERS	ASSOCIATION %ASSOC M/S			PO BOX 38809		CHARLOTTE	NC	28278
2016-100	21906114	HOME DEPOT U S A				PO BOX 105427		ATLANTA	GA	30348
2016-100	21907368	IH5 PROPERTY NORTH CAROLINA LP				9335 HARRIS CORNERS PKWY STE 100		CHARLOTTE	NC	28269
2016-100	21906118	IPERS RIVERGATE INC				PO BOX 4900 DEPT 207		SCOTTSDALE	AZ	85261
2016-100	21932394	LENNAR CAROLINAS LLC				11230 CARMEL COMMONS BLVD		CHARLOTTE	NC	28226
2016-100	21907344	MARRON	NATALY	DANIEL	WINK	12811 SLADE CASTLE CT		CHARLOTTE	NC	28273
2016-100	21907342	NEYMAN	RENEE G	MATTHEW L	NEYMAN	12803 SLADE CASTLE CT		CHARLOTTE	NC	28273
2016-100	21915171	ORAM	JAMES W	NANCY C	ORAM	13400 WALKERS CREEK DR		CHARLOTTE	NC	28273
2016-100	21915170	REEDER	JACK AMICK JR			13402 WALKERS CREEK DR		CHARLOTTE	NC	28273
2016-100	21907340	SERES	GREG			12810 SLADE CASTLE CT		CHARLOTTE	NC	28273
2016-100	21907343	SFR 2014-NC LLC				53 FOREST AVE		OLD GREENWICH	CT	06870
2016-100	21906117	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-100	21906107	STEELE CREEK ATHLETIC	ASSOC INC			PO BOX 7195		CHARLOTTE	NC	28241
2016-100	21906111	TARGET CORPORATION				ATTN: PROPERTY TAX DEPT - 2182		MINNEAPOLIS	MN	55440
2016-100	21915199	WALKERS CREEK HOMEOWNERS	ASSOC INC			%RANDY HUMPHREY		CORNELIUS	NC	28031

EXHIBIT B

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Application filed by MPV Properties, LLC to rezone an approximately 41 acre site located east of South Tryon Street near the intersection of Steele Creek Road and Walker Branch Drive to accommodate the development of a multi-family residential community.

**Date and Time
of Meeting:** Wednesday, June 15th, 2016 at 6:30 P.M.

Place of Meeting: Charlotte Mecklenburg Library - Steele Creek
13620 Steele Creek Road
Charlotte, NC 28273

Petitioner: MPV Properties, LLC
Petition No.: 2016-100

We are assisting MPV Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 41 acre site (the "Site") located east of South Tryon Street near the intersection of Steele Creek Road and Walker Branch Drive R-3(CD) and R-17MF(CD) zoning districts to the UR-2(CD) zoning district. The purpose of the Rezoning Petition is to accommodate the development of a multi-family residential community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that the Petitioner will hold a Community Meeting regarding this Rezoning Application on Wednesday, June 15th, 2016 at 6:30 P.M. in a meeting room at the Steele Creek Public Library, 13620 Steele Creek Road, Charlotte, NC 28273. The Petitioner's representatives look forward to sharing information about their proposed redevelopment with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Collin Brown at 704-331-7531.

cc: Ms. Claire Lyte-Graham
The Honorable LaWana Mayfield

Date Mailed: 5/26/2016

EXHIBIT C

EXHIBIT D

The logo for K&L GATES, featuring the company name in white, uppercase letters on an orange rectangular background.

K&L GATES

A decorative background consisting of a blue bokeh effect with various sized, out-of-focus light spots in shades of blue and white.

Rezoning Petition 2016-100

Community Meeting

June 15, 2016

AGENDA

- Introductions
- Background
- Proposed Development Areas
- Existing Zoning
- Adopted Land Use Plans
- Other Development
- Transportation Issues
- Proposed Rezoning
- Topics of Discussion
- Priorities
- Timeline

INTRODUCTIONS

- Petitioner: Merrifield, Patrick & Vermillion
 - Jamie McLawhorn, Bailey W. Patrick, Jr.
- Site Design/Engineering: LandDesign
 - Shaun Tooley, Allison Merriman
- Traffic Engineer: DRG
 - Randy Goddard
- Land Use Counsel: K&L Gates
 - Collin Brown, Brittany Lins



Background







Proposed Development Areas









Existing Zoning





Adopted Land Use Plans





Steele Creek Area Plan

Charlotte-Mecklenburg Planning Department

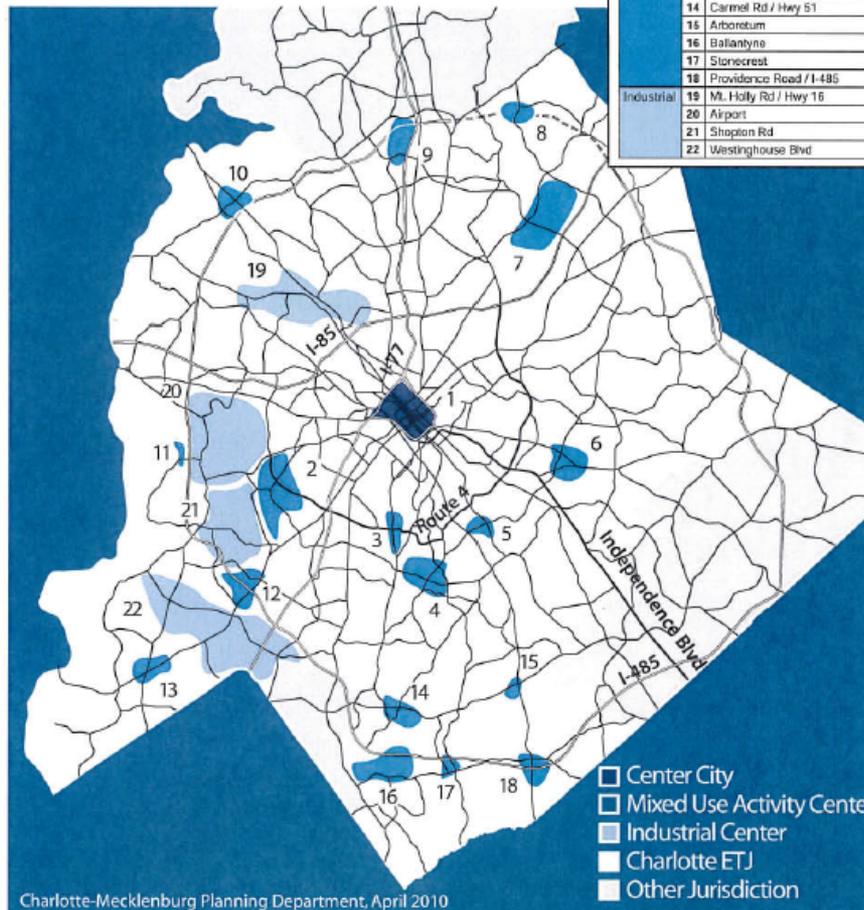


Adopted by Charlotte City Council February 27, 2012

Activity Center Types and Locations

By definition, Activity Centers have (or are planned to have) a significant amount of nonresidential development, consistent with the size of a super-regional, retail-oriented mixed/ multi-use center as defined by the *General Development Policies*. However, some Activity Centers include more employment than a typical super-regional, retail-based center. There are three types of Activity Centers—described on pages 9 - 14 — Center City, Mixed Use Activity Centers and Industrial Centers. Definitions of terms included in this section are found in the Glossary.

Activity Centers	
Center City	1 Uptown
Mixed Use	2 Old Coliseum
	3 Park Rd / Woodlawn Road
	4 SouthPark
	5 Cotswold
	6 Eastland
	7 University Research Park
	8 Prosperity Church Rd / I-485
	9 Northlake
	10 Brookshire Blvd / I-485
	11 Dixie-Berryhill
	12 Whitehall
	13 Rivergate
	14 Carmel Rd / Hwy 51
	15 Arboretum
	16 Ballantyne
	17 Stonecrest
	18 Providence Road / I-485
	Industrial
20 Airport	
21 Shopton Rd	
22 Westinghouse Blvd	



Charlotte-Mecklenburg Planning Department, April 2010

Plan Area Boundary

Charlotte City Limits

Centers, Corridors and Wedges

Mixed Use Activity Center

Industrial Center

Corridor

Wedge

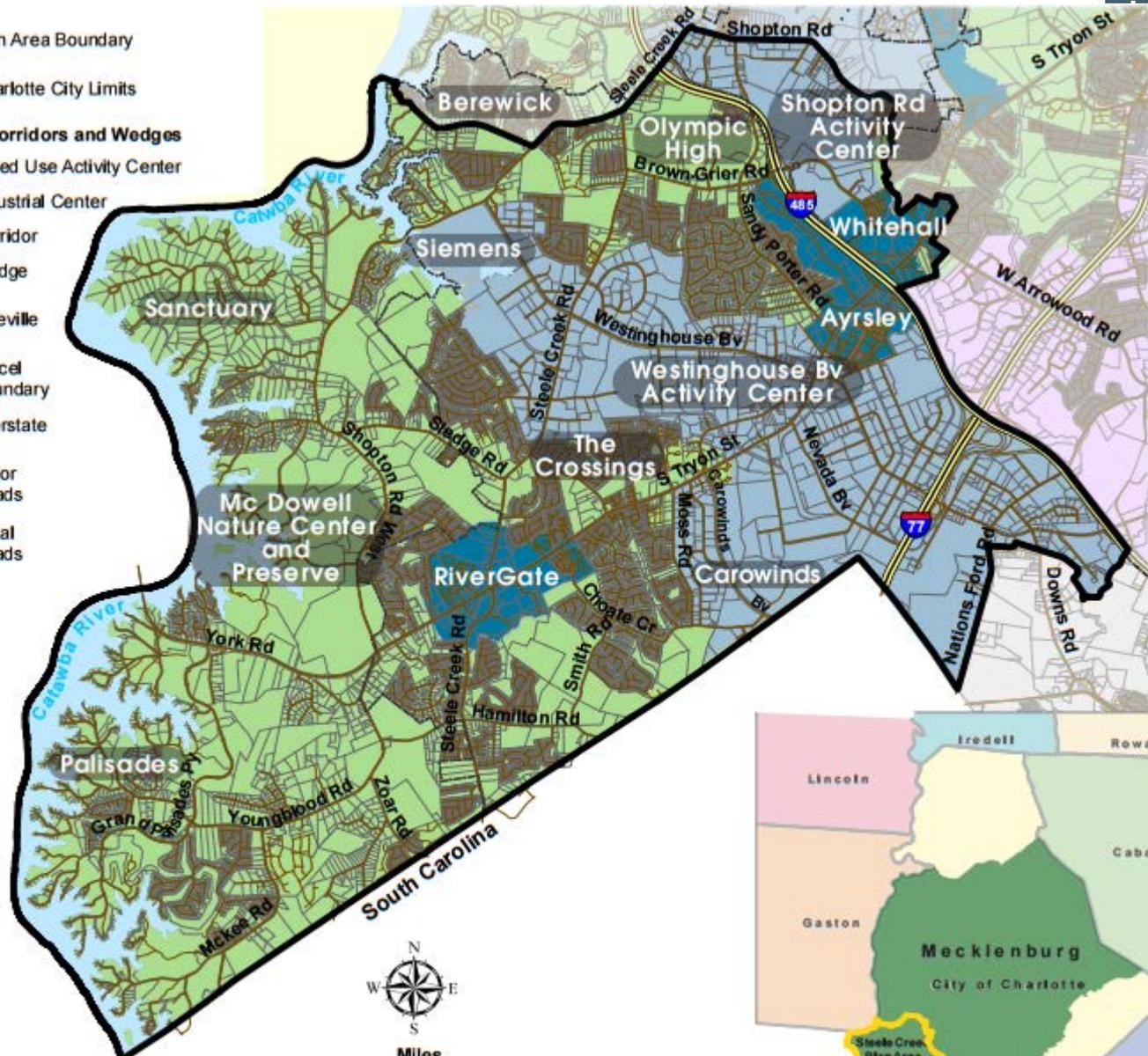
Pineville

Parcel Boundary

Interstate

Major Roads

Local Roads



Data Source: City of Charlotte, Mecklenburg County, data as of July 1, 2010
 Produced By Charlotte - Mecklenburg Planning Department

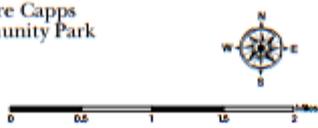
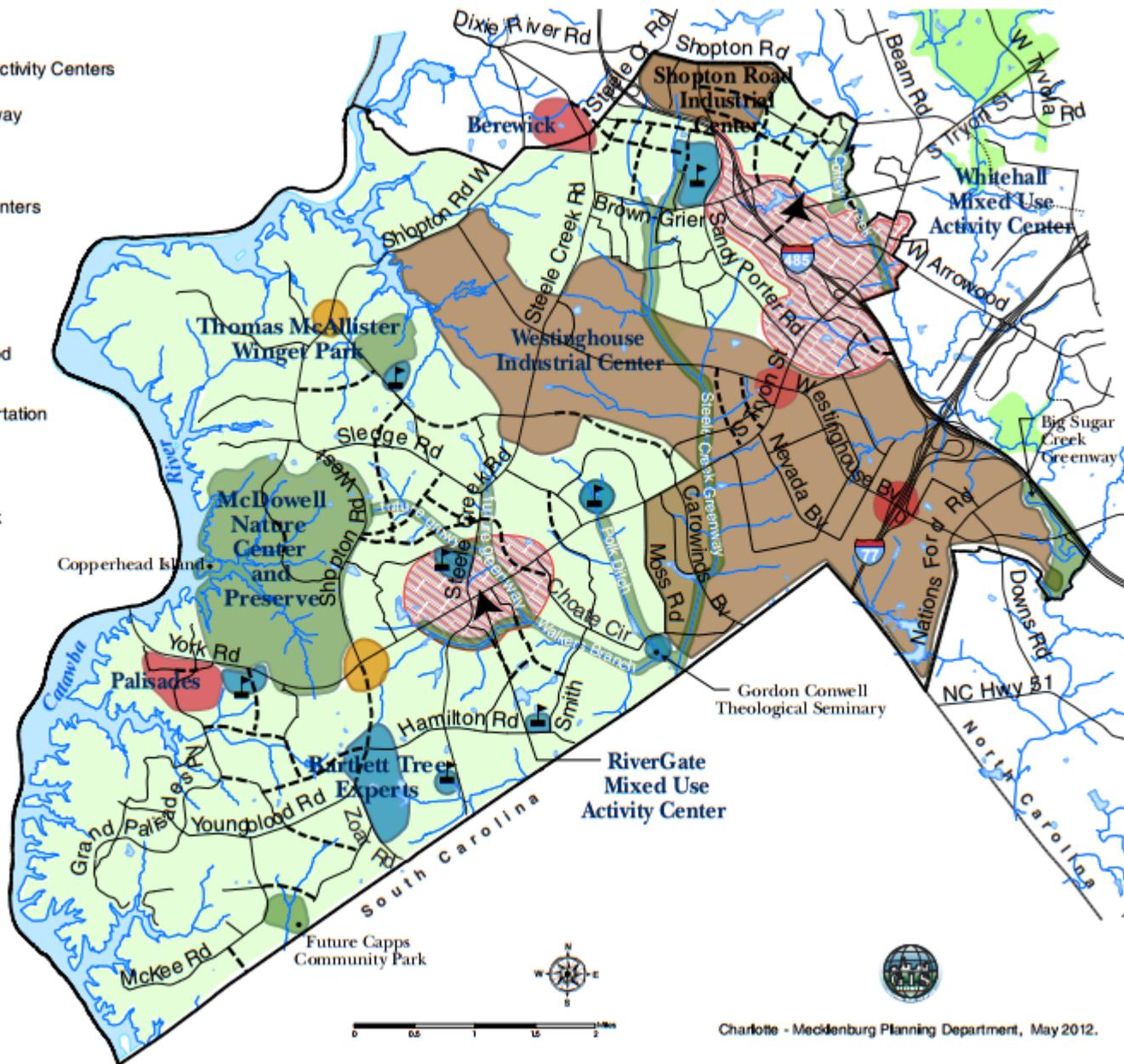


Steele Creek Area Plan

Area Plan Boundary

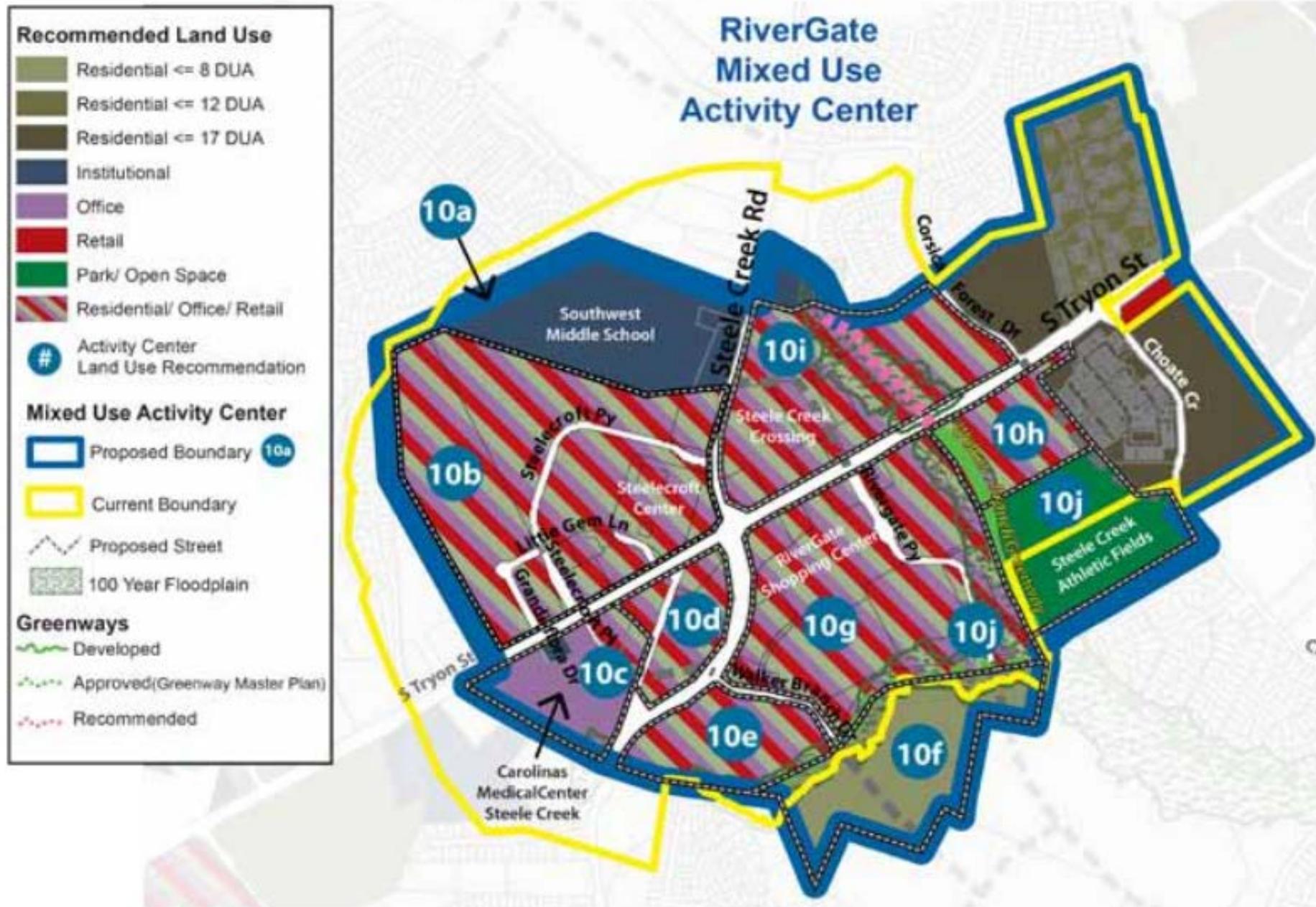
Map 1

-  Mixed Use Activity Centers
-  Park/Greenway
-  Institutional
-  Industrial Centers
-  Wedge Residential
-  Community Centers
-  Neighborhood Centers
-  Key Transportation Connections
-  School
-  Steele Creek Area Plan Boundary



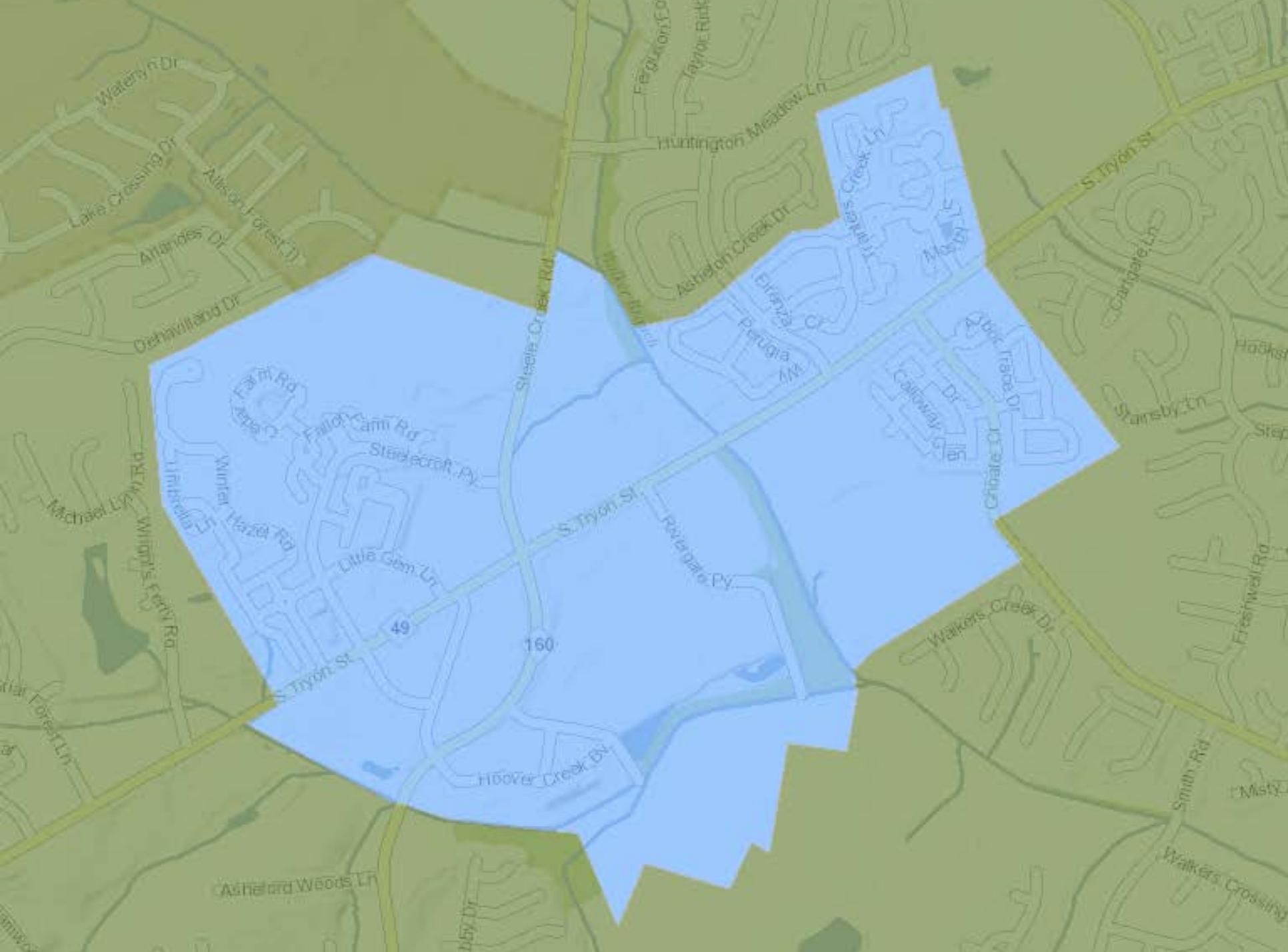
Charlotte - Mecklenburg Planning Department, May 2012.

Graphic 1:
 RiverGate Mixed Use Activity Center (refer to Policy 10)



10a. Refine the boundaries of the RiverGate Mixed Use Activity Center as shown on Graphic 1 to include parcels that are appropriate for more intense development and to remove parcels that better relate to the surrounding Wedge area.

- In addition, the parcel that is located on the southerly side of Walker Branch Greenway and recommended for residential up to eight dwelling units per acre should be included in the Activity Center. This provides the opportunity to better orient the residential development to the greenway and Activity Center.





Other Development



CANTERBURY CASTLE

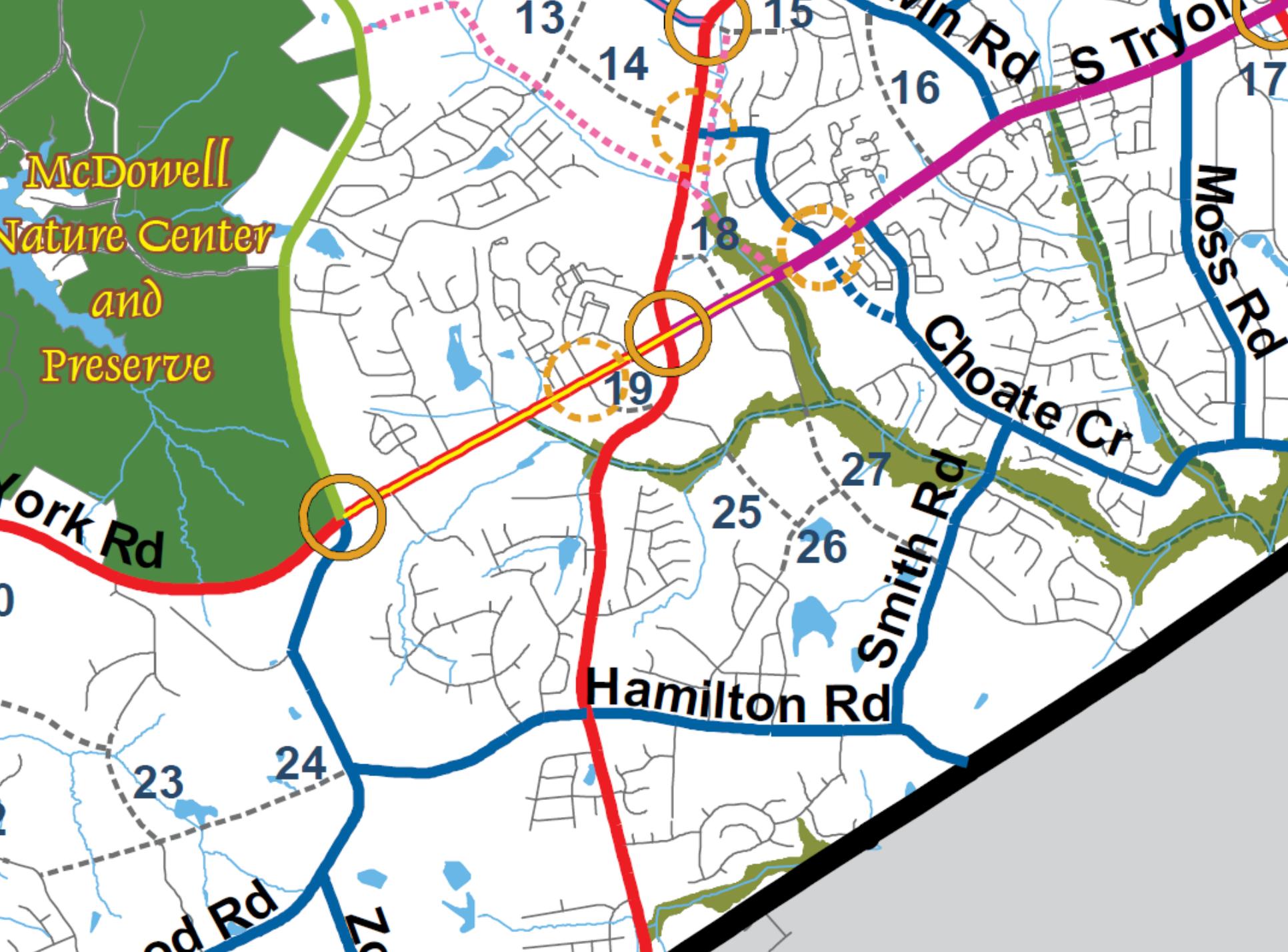
CANTERBURY CASTLE





Transportation Connections





McDowell
Nature Center
and
Preserve

York Rd

Hamilton Rd

Choate Cr

Smith Rd

Moss Rd

Win Rd S Tryon

13

14

15

16

17

18

19

25

26

27

23

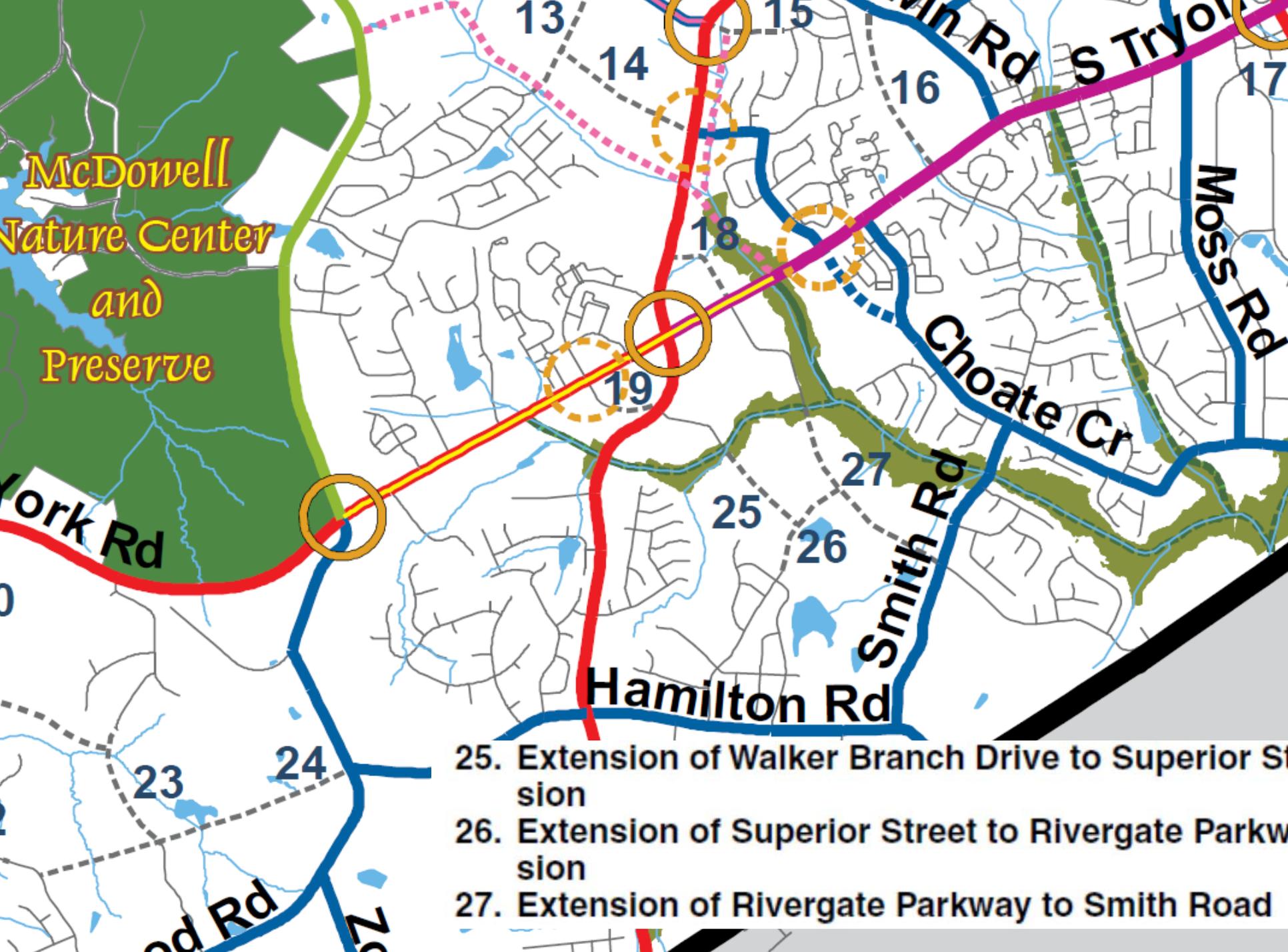
24

od Rd

70

25. Extension of Walker Branch Drive to Superior Street Extension
26. Extension of Superior Street to Rivergate Parkway Extension
27. Extension of Rivergate Parkway to Smith Road

* In most cases, these new connectors will be requested through the land development process to support increased travel demand and to provide additional travel routes to area Activity Centers. *The locations of the proposed connector streets are conceptual. Alternative locations, consistent with the intent of the proposed network, will also be considered. Additional streets may also be identified to facilitate improved network and connectivity.*



McDowell
Nature Center
and
Preserve

York Rd

Hamilton Rd

Choate Cr

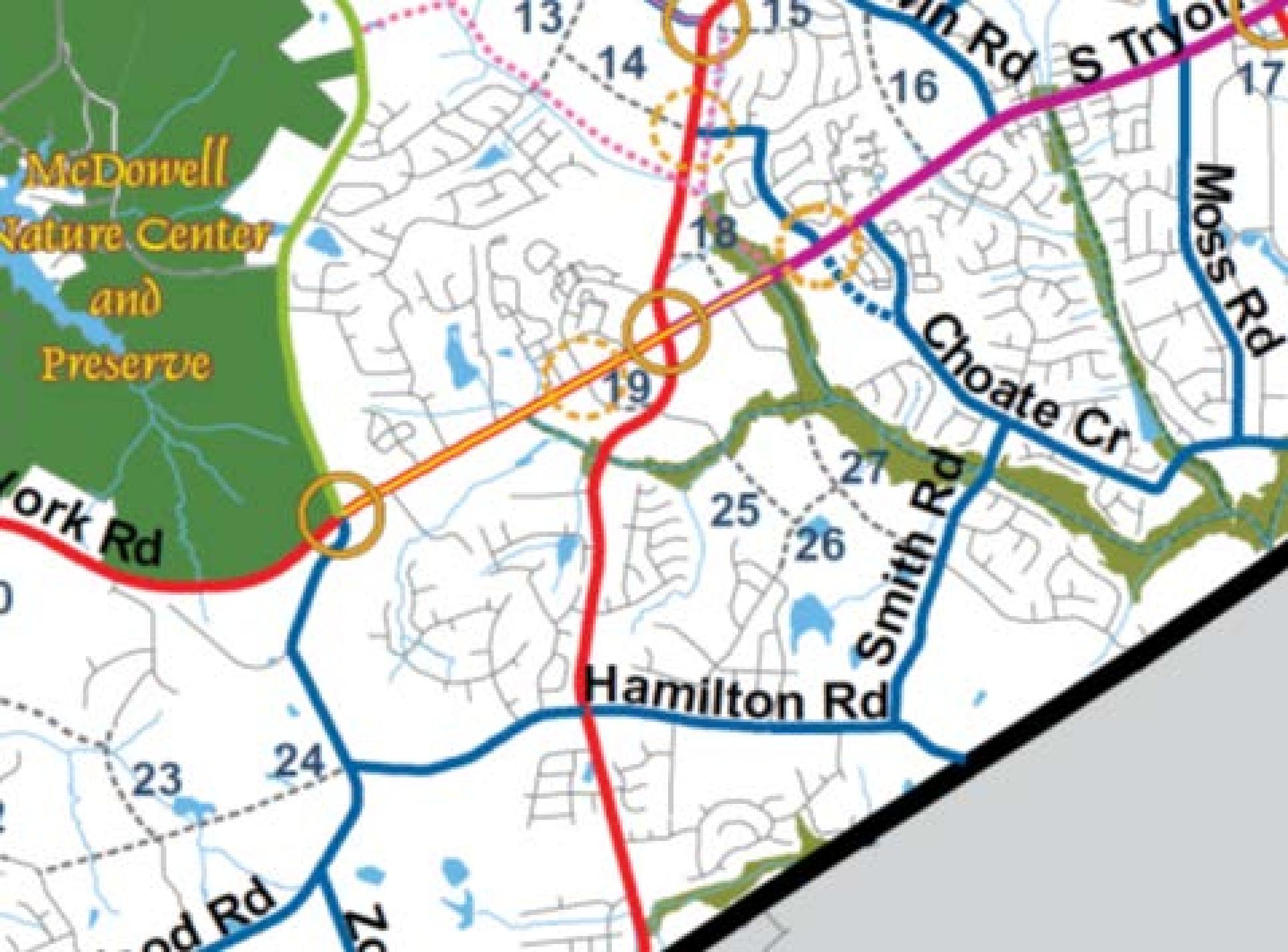
Smith Rd

S Tryon Rd

Moss Rd

- 25. Extension of Walker Branch Drive to Superior St
sion
- 26. Extension of Superior Street to Rivergate Parkw
sion
- 27. Extension of Rivergate Parkway to Smith Road





McDowell
Nature Center
and
Preserve

York Rd

Hamilton Rd

Smith Rd

Choate Cr

Moss Rd

Win Rd S Tryon

23

24

25

13

14

15

16

17

18

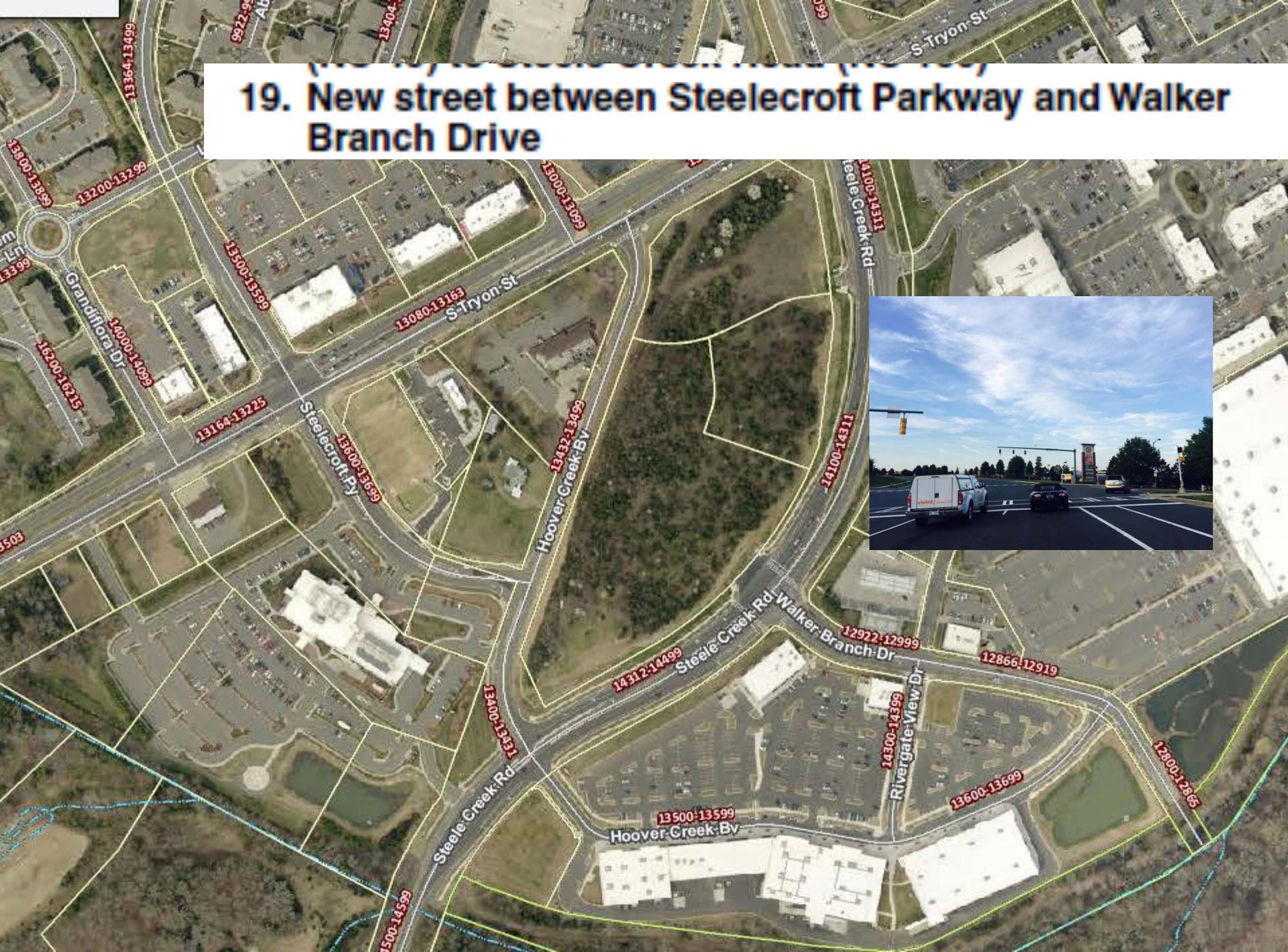
19

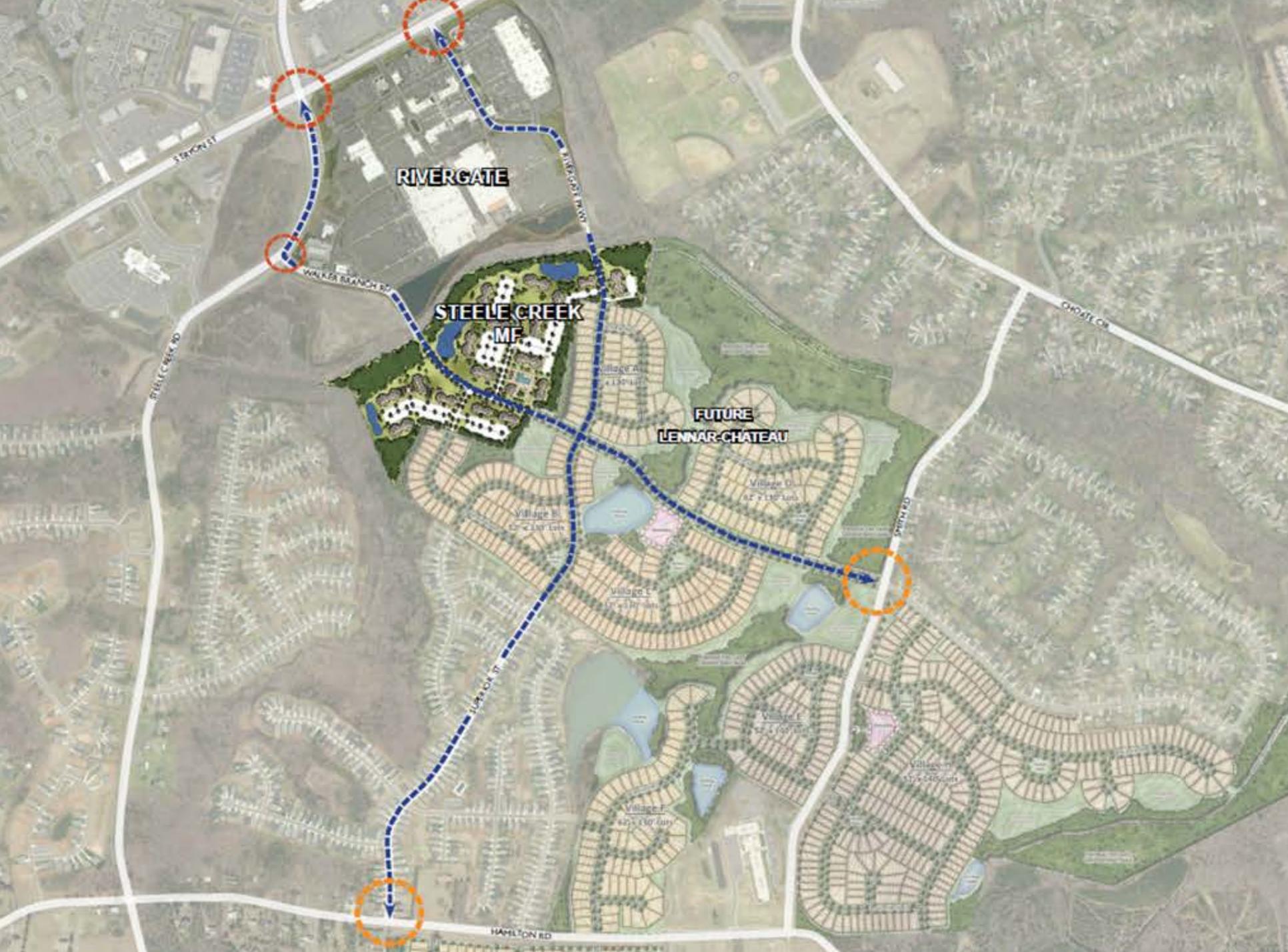
25

26

27

19. New street between Steelecreek Parkway and Walker Branch Drive





RIVERGATE

STEELE CREEK
MF

FUTURE
LENNAR-CHATEAU

STEVENSON ST

WALKER BRANCH BL

STEELE CREEK RD

LANE DR

SPAIN RD

CHOFFEY

HAMILTON RD

Village A
4,139 units

Village B
3,300 units

Village C
2,300 units

Village D
4,210 units

Village E
4,210 units

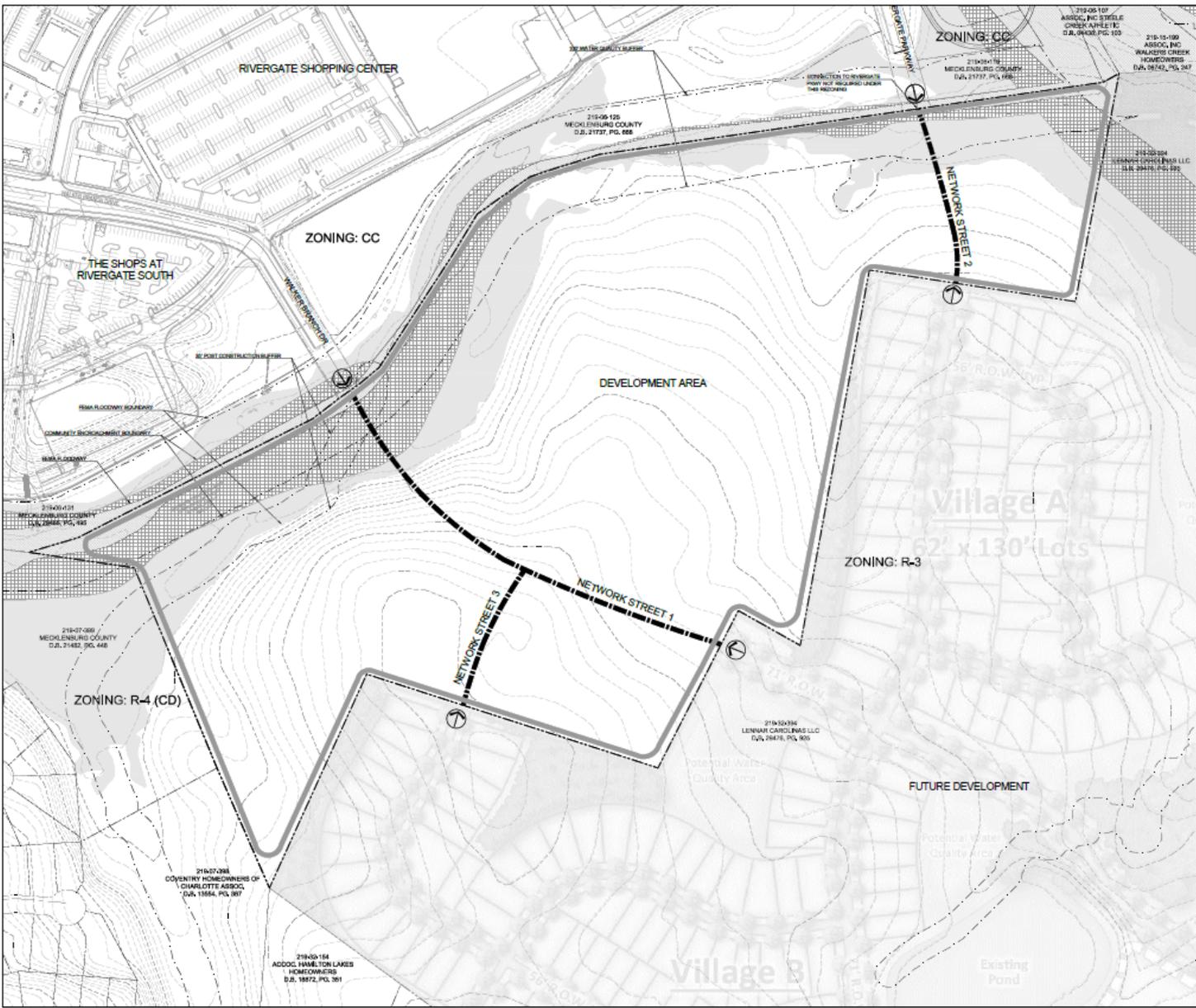
Village F
4,210 units

Village G
4,210 units



Proposed Rezoning





VICINITY MAP
NTS

SITE LEGEND

SITE ACCESS

SITE DEVELOPMENT DATA

- ACREAGE: ± 41 ACRES
- TAX PARCEL #: 219-05-117
- EXISTING ZONING: R-3 (CD), R-17(CD)
- PROPOSED ZONING: UR-2
- EXISTING USES: VACANT
- PROPOSED USES: MULTI-FAMILY RESIDENTIAL
- MAX. DWELLING UNITS: 410
- MAXIMUM BUILDING HEIGHT: AS PERMITTED BY UR-2 ZONING REQUIREMENTS
- MIN. SIDEBACK: 14' FROM PROPOSED BACK OF CURB
- MIN. SIDE YARD WIDTH: 5'
- MIN. REAR YARD WITH: 10'
- PARKING:
 - REQUIRED - 1 PARKING SPACE/UNIT MIN.
 - 2 PARKING SPACES/UNIT MAX.
- TREE SAVE AREA:
 - AS REQUIRED BY THE ORDINANCE



LandDesign.
223 N. Graham Street, Charlotte, NC 28202
P: 704.333.0335 F: 704.333.2244
www.landdesign.com

MPV PROPERTIES
Merrifield Patricia Vermillion

STEELE CREEK MULTI-FAMILY
REZONING PETITION No. 2016-XXX
CHARLOTTE, NC
TECHNICAL DATA SHEET

REVISIONS:
DATE: 05/14/16
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=40'
PROJECT #: 161640
SHEET #
RZ-1

MPV PROPERTIES, LLC
PETITION NO. 2016-xxx
DEVELOPMENT STANDARDS
4/22/2016

Site Development Data:

Acres: ± 41 acres
Tax Parcels: 219-061-17
Existing Zoning: R-3(CD); R-17MF(CD)
Proposed Zoning: UR-2
Existing Uses: Vacant
Proposed Uses: Multi-family Residential
Maximum Dwelling Units: 410
Maximum Building Height: As permitted by UR-2

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by MPV Properties, LLC, to rezone an approximately 41 acre site located along the Walkers Branch Greenway (the "Site").

The purpose of this Petition is to request a rezoning of the Site to the UR-2 Zoning District in order to accommodate the development of up to 410 Multi-family Dwelling units. UR-2 will enable the Petitioner to develop the Site in a manner that will preserve and emphasize the Site's unique environmental features, create a harmonious transition between the project and the adjoining properties, and provide important pedestrian and vehicular connections that will benefit the surrounding community.

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configurations, placements and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of the development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Permitted Uses

The Site may be developed with up to 410 Multi-family Dwelling Units together with accessory structures and uses allowed in the UR-2 Zoning District.

3. Transportation

All transportation improvements described in this section shall be implemented prior to the issuance of the first certificate of occupancy for a building on the Site:

- (a) Petitioner shall cause the design and construction of a creek crossing over Walker's Branch in order to accommodate the extension of Walker Branch from its current terminus through the Site to the adjacent property lying south of the site, as generally depicted on the Technical Data Sheet.

4. Architectural Standards

- (a) The Conceptual Schematic Architectural Renderings which accompany these Development Standards are intended to depict the general conceptual architectural style, character and elements of the buildings

proposed to be constructed on the Site. Accordingly, any building constructed on the Site must be substantially similar in appearance to the relevant attached Conceptual Schematic Architectural Renderings in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

- (b) The primary exterior building materials for the multi-family dwellings to be constructed on the Site shall be a combination of brick, stone, precast stone, precast concrete, synthetic stone, wood, shake, hardi-plank, or cementitious siding material. Vinyl siding shall not be permitted as an exterior building material. However, vinyl elements may be used as architectural access materials.
- (c) At least 20% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of masonry materials, including but not limited to brick, stone, precast stone, synthetic stone, or precast concrete.

5. Streetscape and Landscape

- (a) Petitioner shall provide eight (8) foot planting strips and six (6) foot sidewalks along all public streets.
- (b) Petitioner shall provide a five (5) foot wide sidewalk and cross-walk network that links the buildings on the Site with one another and links each building to a sidewalk along an adjoining street.
- (c) An amenity area shall be provided in the location generally shown on the Schematic Site Plan. Amenities shall include a swimming pool, seating areas and landscaping.
- (d) Meter boxes and back flow preventors will be screened from view. All other screening and landscaping shall conform to the standards of the Ordinance.

6. Environmental Features

The Site shall comply with the requirements of the Post Construction Controls Ordinance. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

7. Parks, Greenways and Open Space

- (a) Tree save areas equaling at least 15% of the area of the Site shall be provided.
- (b) Prior to the issuance of the final certificate of occupancy for buildings on the Site, the Petitioner shall convey a portion of the Site to the Mecklenburg County Park and Recreation Department for use as a greenway. The area to be dedicated is generally depicted on the Technical Data Sheet, however the exact parameters of the dedication shall be determined by the Petitioner based on the final BMP and grading design.

8. Signage

Signage shall comply with the requirements of the Ordinance.

9. Lighting

- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty (20) feet in height.
- (b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed. However, low-level decorative lighting may be installed along driveways, sidewalks and parking areas.
- (c) Wall-pak lighting will be prohibited throughout the Site.

10. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then

Owner or Owners in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Document and Definitions

- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms "Petitioner" and "Owner or Owners" shall be deemed to include heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
- (c) Any reference to any City of Charlotte Ordinances or Policies herein shall be deemed to refer to the requirements of the Ordinance or Policy in effect as of the date this Rezoning Petition is approved.



STEELE CREEK MULTI-FAMILY
REZONING PETITION No. 2016-XXX
CHARLOTTE, NC
DEVELOPMENT STANDARDS

REVISION:
DATE: 04/22/16
DRAWN BY: JTB
CHECKED BY: JTB
SCALE: AS SHOWN
PROJECT NO: 1604003
SHEET NO: 01



Ongoing Discussion Issues



The image features a blue bokeh background with a central orange banner. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, ethereal effect. The orange banner is a solid, vibrant color that spans the width of the image, providing a clear contrast for the white text.

Affordability Commitment?

The image features a blue bokeh background with a central orange banner. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured effect. The orange banner is a solid, horizontal band that spans the width of the image, positioned in the middle. The text "Transportation Infrastructure" is centered within this banner in a white, sans-serif font.

Transportation Infrastructure

Creek-Crossings



RIVERGATE

STEELE CREEK
ME

FUTURE
LENNAR-CHATEAU

STEELE CREEK RD

WALKER BLANCHÉ

SOUTH RD

CHONTA CR

WALKER BLANCHÉ

Village A
1339 Lots

Village B
626 x 130 Lots

Village C
67 x 130 Lots

Village D
67 x 130 Lots

Village E
425 x 130 Lots

Village F
425 x 130 Lots

Village G
122 x 130 Lots

Village H
122 x 130 Lots



Site/Building Design



RIVERGATE

**Additional Internal
Street Connection**

WALKER BRANCH RD

**STEELE CREEK
ME**

Village A
72' x 130' Lots

**FUTURE
LENNAR-CHA**

Village B



RIVERGATE

15% Tree Save On-Site

On-Site Detention

KER BRANCH RD

RIVERGATE PKWY

**STEELE CREEK
MF**

Village A
62' x 130' Lots

**FUTURE
LENNAR-CHATEAU**

Village D
62' x 130' Lots



Please revise notes to reflect these standards:

a. Preferred Exterior Building Materials - All principal and accessory buildings abutting a subdivision required public or private Street shall comprise a minimum of 30% of a building's total façade (exclusive of windows, doors and balconies).

- i. Brick
- ii. Natural Stone (or synthetic equivalent)
- iii. Other equivalent or better material approved by the Planning Director or his/her designee.

b. Prohibited Exterior Building Materials - The following exterior building materials are specifically prohibited:

- i. Vinyl Siding (except for soffits and trim including window and door trim)
- ii. Concrete Masonry Units (CMU) not architecturally finished

c. Building Placement and Site Design - Building placement and site design shall focus on and enhance the pedestrian environment through the following standards:

i. **Building Street Frontage** - Buildings shall be arranged and oriented to front along all network required streets (public or private streets) as defined by the Subdivision Ordinance, except for XX street types defined by the Urban Street Design Guidelines.

ii. Buildings shall front a minimum of 50% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).

iii. Parking lots shall not be located between any building and any public or private street.

iv. Driveways for private residential garages and/or parking shall be prohibited on all network required streets.

d. Building Massing & Height - Building massing shall be designed to break up long, monolithic building forms through the following standards:

i. **Building Massing** - Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors. Modulations will occur every 10 feet.

Design Standards for Buildings

- 30% Brick, Stone or Equivalent
- No Vinyl Siding
- Buildings oriented towards streets
- No parking between buildings and streets
- Building bases distinguished
- No “blank walls” over 20 feet
- Vertical modulation and rhythm (bays, offsets, etc.)
- Articulated roof lines
- HVAC and service areas screened from view



Greenway Improvements/Connections



Walker Branch Greenway

Paved Greenway = 0.5 Mile

Entrances = 314.39 Feet





RiverGate Shopping Center

Super Target

Walker Branch Trib

Walker Branch Dr

Walker's Meadow Ln

Walker's

Creek Rd

Parkway

P

P

P

P

P

P

morre
stle Ct

lade
castle Ct

Rathangan Dr -
in Dr

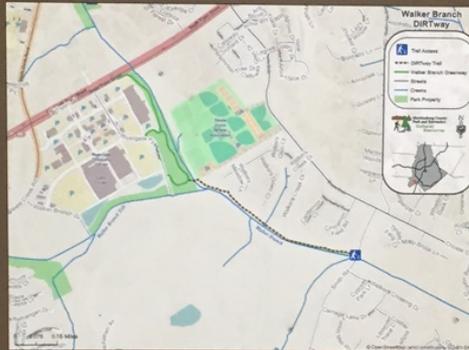
Av

**Waiker
Branch
DIRTway**



For more info scan here
or visit parkandrec.com

Walker Branch DIRTway



For more info scan here



or visit parkandrec.com





Steelecroft Py

Little Abbey Ln

Little Gem Ln

Steelecroft Py

Steele Creek

S. Tryon St

160

Hoover Creek Bypass

Walker Branch Dr

Rivergate View Dr

Hoover Creek Bypass

Rivergate Py

Walkers Creek Dr

Walkers Creek Dr

0 0.0375 0.075 0.15 Miles

Slade Castle Ct

Rathangan Dr

Whitemars Hall

RIVERGATE SHOPPING CENTER

ZONING: CC

ORDER APPLE 10
D.B. 2043, PG. 109

215-15-100
ASSOC, INC
WALKERS CREEK
HOMEOWNERS
D.B. 26143, PG. 247

RESTRICTION TO DEVELOP THE PROPERTY MUST BE OBTAINED FROM THE RECORDS

215-05-125
MECKLENBURG COUNTY
D.B. 21737, PG. 658

215-05-126
MECKLENBURG COUNTY
D.B. 21737, PG. 658

215-05-104
WALKERS CREEK HOMEOWNERS
D.B. 26143, PG. 247

ZONING: CC

THE SHOPS AT RIVERGATE SOUTH

DEVELOPMENT AREA

ZONING: R-3

Village A
62' x 130' Lots

REPORT CONSTRUCTION NUMBER

FINAL FLOODWAY SCHEME

COMMUNITY BACKLOG MAPPING SCHEMES

FINAL FLOODWAY

215-05-121
MECKLENBURG COUNTY
D.B. 20682, PG. 495

215-07-069
MECKLENBURG COUNTY
D.B. 21482, PG. 448

ZONING: R-4 (CD)

NETWORK STREET 3

NETWORK STREET 1

NETWORK STREET 2

215-15-100
LENNAR CAROLINAS LLC
D.B. 26478, PG. 905

FUTURE DEVELOPMENT

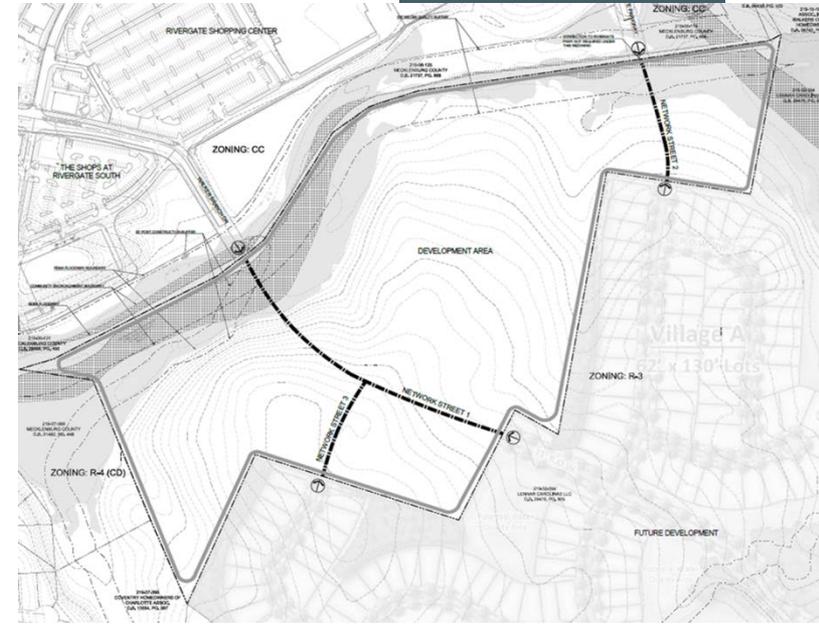
215-07-068
COVENTRY HOMEOWNERS OF
CHARLOTTE ASSOC,
D.B. 13654, PG. 087

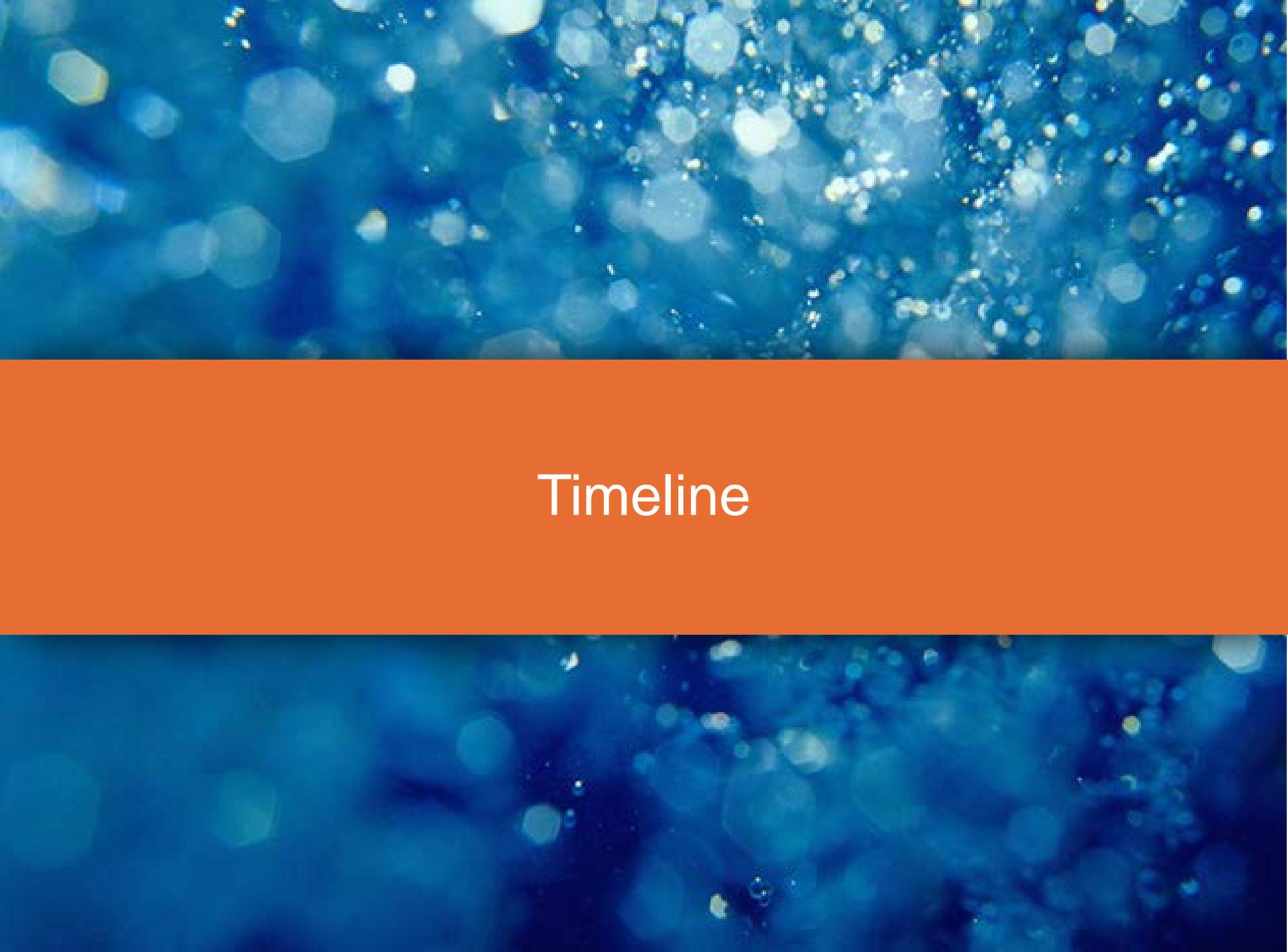
The image features a blue bokeh background with a central orange band. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering effect. The orange band is a solid, horizontal strip that spans the width of the image, serving as a background for the text.

Priorities?

PRIORITIZING ISSUES

- Transportation Infrastructure
- Affordability
- Building Design and Architectural
- Greenway Improvements
- Relatively Low-Density Residential Plan





Timeline

TENTATIVE TIMELINE

- June 15, 2016
@ 6:30
Official Community Meeting
Steele Creek Library
- June 2016
City Staff Review
- July 18, 2016
Public Hearing
- September 19, 2016
City Council Decision

K&L GATES

